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TOWN OF TIVERTON

TIVERTON, RI

**NOTICE OF PUBLIC HEARINGS**

2010 MAY 17 P 3:39

Notice is hereby given that the following Public Hearing will be held by the Tiverton Town Council at the **Tiverton High School Auditorium, 100 North Brayton Road, Tiverton, RI**, on **Monday, June 14, 2010 at 7:00 p.m.**

**AMENDMENTS TO ZONING ORDINANCE AND AMENDMENT OF ZONING MAP**

**SUMMARY OF ZONING MAP AMENDMENT**

1. Creating a new Waterfront Related Zoning District for the lots described as Tax Assessor's Block 70 Lots 1, 2, 3, 4A, 4, and 5 and Tax Assessor's Block 71 Lot 1, 2A, 2, 3, 4, 5; and 6. The street addresses of these lots are as follows: vacant lot at corner of Main Road and Riverside Dr.; 1565 Main Rd.; 38 Riverside Dr.; 46 Riverside Dr.; 58 Riverside Dr.; 71 Riverside Dr.; 100. Riverside Dr.; 29 Bowen Ave.; 114 Riverside Dr.; 128 Riverside Dr.; 136 Riverside Dr.; and 146 Riverside Dr.
2. This Map Amendment changes the existing zoning from R-40 to Waterfront Related Zoning District. The location of the existing R-40 area and the location of the new Waterfront Related District is shown in the relevant "Proposed Tiverton Zoning Map", as shown as part of this advertisement.

**SUMMARY OF TEXT AMENDMENTS**

1. Article II -modify or add the following definition for "gross floor area" "Gross Floor Area. The floor area of space on all floors including basements, intermediate floor tiers, and penthouses, measured from the exterior faces of exterior walls. 'Gross floor area' does not include covered walkways, open roofed-over areas, porches, pipe trenches, exterior terraces or steps, chimneys, roof overhangs, parking garages and unfinished basements.";
2. Article III - Zoning Districts - section 1. Add Waterfront Related (WR). This district includes certain residential and mixed use areas near the Sakonnet River to provide secondary support for waterfront related activities;
3. Article IV - District Use Regulations. Establishing uses that are permitted, not permitted, or permitted only by special use permit in the Waterfront Related District. The only difference between the use regulations in the existing R-40 District and the new Waterfront Related District is that in the present R-40 District a yacht club or marina is permitted by special use permit and in the Waterfront Related District a yacht club or marina would be a permitted use;

4. Article V Section 1 - District Dimensional Regulations. Adding dimensional regulations for a waterfront related district;
5. Article VI - Other District Regulations - Section 7 deleting the setbacks from certain water bodies for installation of individual sewage disposal systems;
6. Article X - Special Provisions - Adding section 7 to establish parking requirements for marinas;
7. Article XVI - Special Use Permits - Section 3(d) deleting the special use permit criteria for setbacks from certain water bodies for installation of individual sewage disposal systems.

Anyone wishing to be heard on these proposed matters should be present at the aforementioned date and time. At the public hearing, opportunity shall be given to all persons interested to be heard upon the matter of the proposed amendments. The proposals may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of said hearing.

All amendments shall take effect upon passage. A copy of the proposed amendments is available for public inspection in the Office of the Town Clerk between the hours of 8:30 a.m. and 4:00 p.m., Mondays through Fridays and at the Essex Library during normal hours. The Town Hall and Essex Library are handicapped accessible; Persons requiring assistance should contact the Office of the Town Clerk at 625-6703 at least three business days prior to the hearing date.

Nancy L. Mello  
Town Clerk